

United States Bankruptcy Court  
District of MarylandIn re:  
Exquisite Quarters, LLC  
DebtorCase No. 24-16212-LSS  
Chapter 11**CERTIFICATE OF NOTICE**District/off: 0416-0  
Date Rcvd: Nov 19, 2024User: admin  
Form ID: pdfpartyPage 1 of 2  
Total Noticed: 6

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 21, 2024:

Recip ID	Recipient Name and Address
db	+ Exquisite Quarters, LLC, 20631 Highland Hall Drive, Montgomery Village, MD 20886-4023
	+ Linda M. Dorney, Esq., The Law Offices of Richard B. Rosenblatt, 30 Courthouse Square Ste. 302, Rockville, MD 20850-2378
	+ Maurice B. VerStandig, Esq., The VerStandig Law Firm, LLC, 1452 W. Horizon Ridge Pkwy, #665, Henderson, Nevada 89012-4422
	+ Richard B. Rosenblatt, Esq., The Law Offices of Richard B. Rosenblatt, 30 Courthouse Square Ste. 302, Rockville, MD 20850-2378
cr	+ WCP Fund I LLC as Servicer for Pacific RBLF Fundin, c/o The VerStandig Law Firm, LLC, 1452 W. Horizon Ridge Pkwy, #665, Henderson, NV 89012-4422

TOTAL: 5

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
	+ Email/Text: ustpreion04.gb.ecf@usdoj.gov	Nov 19 2024 19:19:00	Lynn A. Kohen, Esq., U.S. Trustee Office, 6305 Ivy Lane, Suite 600, Greenbelt, MD 20770-6305

TOTAL: 1

**BYPASSED RECIPIENTS**

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
tr		For Internal Use Only
	*+	Exquisite Quarters, LLC, 20631 Highland Hall Drive, Montgomery Village, MD 20886-4023

TOTAL: 1 Undeliverable, 1 Duplicate, 0 Out of date forwarding address

**NOTICE CERTIFICATION**

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 21, 2024

Signature: /s/Gustava Winters**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 19, 2024 at the address(es) listed below:

District/off: 0416-0

User: admin

Page 2 of 2

Date Rcvd: Nov 19, 2024

Form ID: pdfparty

Total Noticed: 6

Name	Email Address
Linda M. Dorney	ldorney@rosenblattlaw.com
Lynn A. Kohen	lynn.a.kohen@usdoj.gov
Maurice Belmont VerStandig	mac@mbvesq.com lisa@mbvesq.com,mahlon@dcbankruptcy.com,mac@dcbankruptcy.com,verstandig.mauricer104982@notify.bestcase.com,versta ndiglaw@recap.email
Richard B. Rosenblatt	rrosenblatt@rosenblattlaw.com ldorney@rosenblattlaw.com,sgonzalez@rosenblattlaw.com,wilbertrr41309@notify.bestcase.com
US Trustee - Greenbelt	USTPRegion04.GB.ECF@USDOJ.GOV

TOTAL: 5

Entered: November 19th, 2024

Signed: November 19th, 2024

**SO ORDERED**

No opposition.



*Lori Simpson*  
 LORI S. SIMPSON  
 U.S. BANKRUPTCY JUDGE

IN THE UNITED STATES BANKRUPTCY COURT  
 FOR THE DISTRICT OF MARYLAND  
 GREENBELT DIVISION

In re:	)	Case No. 24-16212-LSS
	)	(Chapter 11)
Exquisite Quarters, LLC	)	
	)	
Debtor.	)	
_____	)	
	)	
WCP Fund I LLC as Servicer for Pacific	)	
RBLF Funding Trust	)	
	)	
Movant,	)	
	)	
v.	)	
	)	
Exquisite Quarters, LLC	)	
	)	
Respondent.	)	

**ORDER**

Upon consideration of the Motion for Relief from the Automatic Stay (the “Motion,” as found at DE #20) filed by WCP Fund I LLC as servicer for Pacific RBLF Funding Trust (“WCP”), the lack of timely opposition thereto, the authorities cited therein, and governing law, it is, by the United States Bankruptcy Court for the District of Maryland, hereby:

ORDERED, that the Motion be, and hereby is, GRANTED; and it is further

ORDERED, that WCP may pursue any and all forms of in rem relief against the real property commonly known as 19117 N. Kindly Court, Montgomery Village, Maryland 20886, together with any improvements thereupon (the “Property”), including a foreclosure of the Property; and it is further

ORDERED, that WCP may retain the proceeds of any sale (whether by way of foreclosure, auction, or otherwise) of the Property, without accounting to this Honorable Court for the same, so long as such proceeds do not exceed the sum of the obligation of Exquisite Quarters, LLC to WCP.

Copies:

Linda M. Dorney, Esq.  
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30 Courthouse Square Ste. 302  
Rockville, MD 20850  
Email: ldorney@rosenblattlaw.com

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30 Courthouse Square Ste. 302  
Rockville, MD 20850  
Email: rrosenblatt@rosenblattlaw.com

Exquisite Quarters, LLC  
20631 Highland Hall Drive  
Montgomery Village, MD 20886

Lynn A. Kohen, Esq.  
U.S. Trustee Office  
6305 Ivy Lane, Suite 600  
Greenbelt, MD 20770  
Email: lynn.a.kohen@usdoj.gov

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Henderson, Nevada 89012  
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